

037.A

0004

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

201,200 / 201,200

USE VALUE:

201,200 / 201,200

ASSESSED:

201,200 / 201,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
122		DECATUR ST, ARLINGTON

OWNERSHIP	Unit #:	3
Owner 1: GRUBIS REALTY LLC		
Owner 2:		
Owner 3:		
Street 1: C/O JEFF GRUBIS		
Street 2: PO BOX 313		

Twn/City:	MASHPEE			
St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	02649	Type:		

PREVIOUS OWNER				
Owner 1: GRUBIS MICAH JEFF -				
Owner 2: -				
Street 1: PO BOX 313				
Twn/City:	MASHPEE			
St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	02649	Type:		

NARRATIVE DESCRIPTION				
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 436 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.				

OTHER ASSESSMENTS				
Code	Descrip/No	Amount	Com. Int	

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6022																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	201,200			201,200			126054
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/25/18		

**PREVIOUS ASSESSMENT**

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022		102	FV	201,200	0	.	.	201,200		Year end	12/23/2021
2021		102	FV	198,500	0	.	.	198,500		Year End Roll	12/10/2020
2020		102	FV	193,200	0	.	.	193,200	193,200	Year End Roll	12/18/2019
2019		102	FV	177,200	0	.	.	177,200	177,200	Year End Roll	1/3/2019
2018		102	FV	148,400	0	.	.	148,400	148,400	Year End Roll	12/20/2017
2017		102	FV	138,800	0	.	.	138,800	138,800	Year End Roll	1/3/2017
2016		102	FV	138,800	0	.	.	138,800	138,800	Year End	1/4/2016
2015		102	FV	129,500	0	.	.	129,500	129,500	Year End Roll	12/11/2014

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRUBIS MICAH JE	69512-339		6/28/2017	Convenience	10	No	No		
	14300-431		5/1/1981		28,900	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/2/2018		Mail Update							MM	Mary M		
5/25/2018		Measured							DGM	D Mann		
5/6/2000									197	PATRIOT		

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 5.										
Sty Ht:	1 - 1 Story			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:												
Foundation:	1 - Concrete			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:	0	Rating:	Average											
Prime Wall:	7 - Brick			A HBth:		Rating:												
Sec Wall:		%		OthrFix:		Rating:												
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average											
Color:	BRICK			A Kits:		Rating:												
View / Desir:	F - Fair			Fpl:	0	Rating:	Average											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:												
Grade:	C - Average			<b>CONDOS INFORMATION</b>														
Year Blt:	1962	Eff Yr Blt:		Location:	R - Rear													
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor:	B - Basement													
Const Mod:				% Own:	1.927999973													
Lump Sum Adj:				Name:	10 - 6022													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	No Unit	RMS	BRS	FL							
Prim Int Wal	2 - Plaster			Functional:			%	1	2	1	0							
Sec Int Wall:		%		Economic:			%											
Partition:	T - Typical			Special:			%											
Prim Floors:	4 - Carpet			Override:			%											
Sec Floors:		%		Total:	30.6	%												
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>						
Subfloor:				Basic \$ / SQ:	325.00			Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>					
Bsmnt Gar:				Size Adj.:	1.87614679								Code	Description	Area - SQ	Rate - AV	Undepr Value	
Electric:	3 - Typical			Const Adj.:	0.76355994			GLA	Gross Liv Ar		436	465.580	202,992	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
Insulation:	2 - Typical			Adj \$ / SQ:	465.579													
Int vs Ext:	S			Other Features:	32653													
Heat Fuel:	1 - Oil			Grade Factor:	1.00													
Heat Type:	3 - Forced H/W			NBHD Inf:	1.23000002													
# Heat Sys:	1			NBHD Mod:														
% Heated:	100	% AC:	100	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total:	289843													
% Com Wal		% Sprinkled		Depreciation:	88692													
				Deprecated Total:	201151													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val										
Make:		Model:																
<b>SPEC FEATURES/YARD ITEMS</b>				juris. Factor:				Before Depr:	572.66									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
<b>PARCEL ID</b> 037.A-0004-0003.0																		
More: N Total Yard Items: Total Special Features: Total:																		
<b>IMAGE</b>																		
<b>AssessPro Patriot Properties, Inc</b>																		
																		